

City of Sturgis

Site Org. Diagram

Fairgrounds Site

Row Homes with alley loaded attached garages enhance the street scene

Single Family residential lots

Single Family homes on shared 'Autocourt' enhances street scene, provides an additional premium

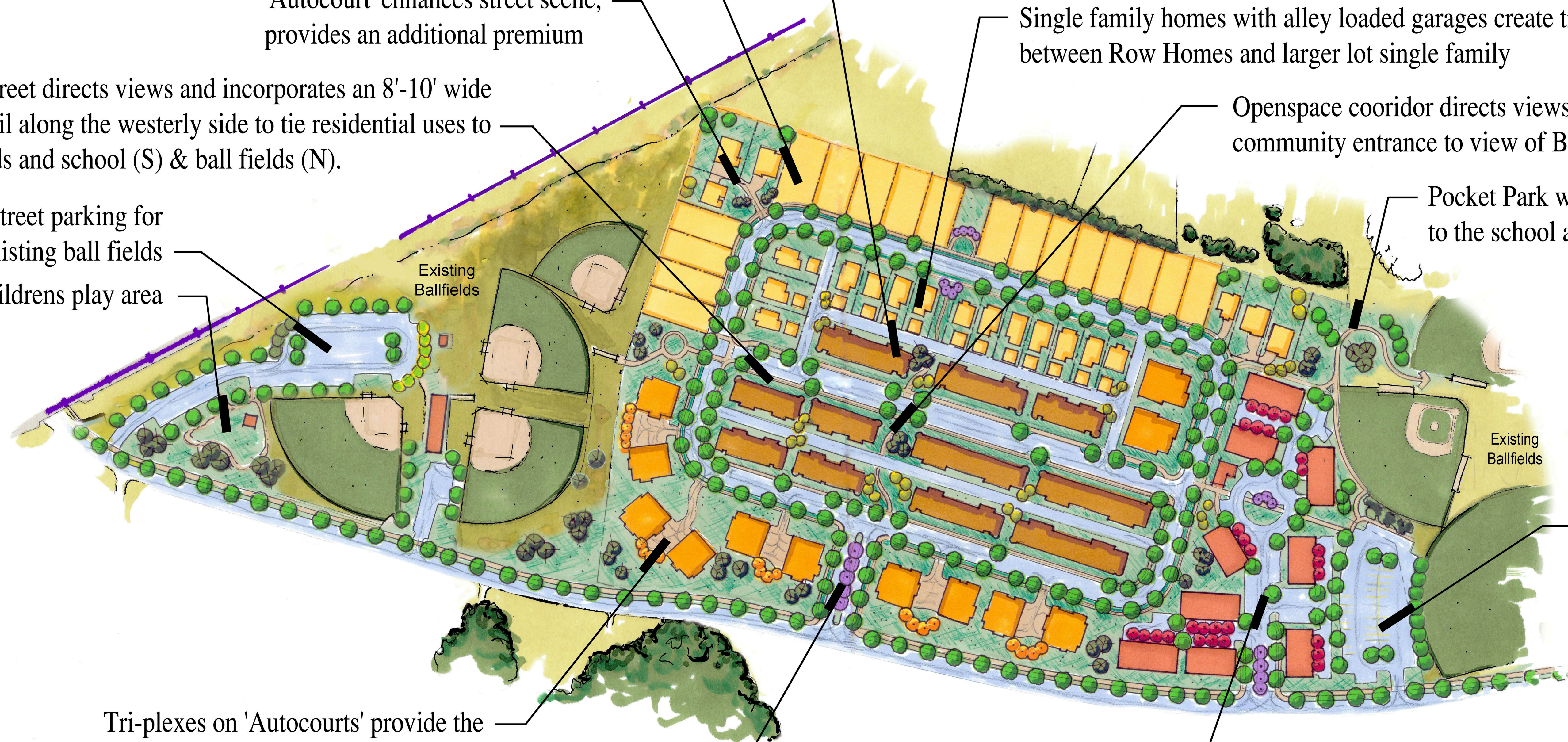
Boulevard street directs views and incorporates an 8'-10' wide multi-use trail along the westerly side to tie residential uses to existing fields and school (S) & ball fields (N).

Provide off-street parking for existing ball fields
Childrens play area

Single family homes with alley loaded garages create transition between Row Homes and larger lot single family

Openspace cooridor directs views from community entrance to view of Bear Butte.

Pocket Park with trail connection to the school and ballfields

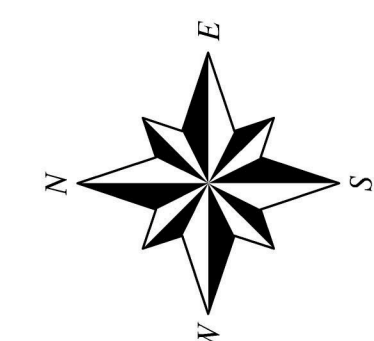


Tri-plexes on 'Autocourts' provide the desired density, allow greater setbacks for the residences and provide a sense of openness along Ballpark Road.

Primary entrance aligns with an openspace cooridor to direct views to Bear Butte and create a valuable identity for the community.

Multi-family residential with separate entrance and connections to the regional trail provides affordable, transitional residential units close to downtown and within walking distance to jobs, retail, recreation & school.

37 Lots	Single Family (SF)
38 Units	Single Family Attached (SFA) 2-4 Units
84 Units (approx.)	Single Family Attached (SFAII) 4-8 Units
72 Units (approx.)	Multi-Family (MF)
159 SF Res. (approx.)	
72 MF Res. (approx.)	
231 Residences (approx.)	



Scale: 1"=100'



Note:

The land uses, improvements, building configurations, amenities, street alignments and similar, shown hereon are illustrative only and may not represent the actual zoning and land uses. Actual zoning, lot configurations, land uses and amenities will be determined with future land use applications and recorded documents.